

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **SEPTEMBER 22, 2009**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Acting Assistant Community Development Director

Marni Moseley, Assistant Planner

Wayne Hokanson, Fire Department

Anthony Ghioffi, Building Official

Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 16551 Englewood Avenue
Architecture and Site Application S-08-083

Requesting approval to demolish a single family residence and construct a single family residence on a non-conforming property pre-zoned R-1:8. APN 532-07-021.
PROPERTY OWNER/APPLICANT: Masud Maesumi

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was not present.
4. Members of the public were not present.
A letter was submitted from Michael Denison, neighbor, who had a concern regarding shadow impacts. The neighbor's property would only be shadowed in the late winter afternoons. DRC determined that this was not a significant shadow impact.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 - (1) The Town's housing stock will be maintained in that the house will be replaced.
 - (2) The structure has no historic significance.
 - (3) The property owner does not have the desire to maintain the structure.
 - (4) There is no economic utility to the structure.

- (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.


7. *Hokanson* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:10 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Bailly, Acting Assistant Community Development Director